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## PLANNING BOARD

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### BOARD MEMBERS:

DAVID GOODWIN, CHAIRMAN  
CHRISTOPHER ROY, VICE CHAIRMAN  
FAITH PLUMMER  
VICTOR F. KIRMES  
RITA PERRON  
PATRICK LAWLER  
VACANCY

### Minutes of Planning Board Meeting 24 September 2014

**Call to Order:** The regular meeting of the Town of Hollis Planning Board was called to order at 7:00 PM on Wednesday, September 24, 2014 at the Hollis Community Building by Vice Chairman Chris Roy.

**Roll Call:** Christopher Roy, Faith Plummer, Victor Kirmes, Rita Perron, Patrick Lawler, CEO Peter Gordon.

**Review of Minutes:** Minutes of the August 27 meeting were discussed and approved as presented.

**New Business:** Ms. Plummer moved to suspend the rest of the agenda and proceed with tonight's guest speaker. Motion was seconded and carried unanimously.

Catherine Hewitt, Hollis Conservation Commission, introduced Bethany Atkins, Maine Department of Inland Fisheries and Wildlife. Ms. Atkins presented "Beginning with Habitat" – an approach to conserving Maine's natural landscape for plants, animals, and people. This program is a partnership with State and Federal agencies. It is for outreach and education; it is not regulatory.

Ms. Atkins stated that Maine has the largest undeveloped land area in the eastern half of the United States. She noted that Maine is a home rule state, with most land use decisions made locally by each town, and there are 492 organized towns in Maine. Maine is home to a diminishing population of brook trout, which will begin to disappear if there is less than 60% forest cover. Maine also has many spawning areas for Atlantic salmon, which will be disrupted if their access streams are blocked. There is a Maine Stream Connectivity Working Group which has a website, the Maine Stream Habitat Viewer.

Ms. Atkins presented specific information regarding habitats within the Town of Hollis, such as hemlock stands for deer wintering areas, as well as various wetlands and vernal pools. She emphasized the importance of unfragmented habitat blocks. She stated that the Town of York has recently written habitat considerations into their land use ordinances, and recommend Hollis consider doing the same. She noted that [beginningwithhabitat.org](http://beginningwithhabitat.org) has an online tool box which might be helpful.

At 7:50 the Planning Board meeting was reconvened by Mr. Roy.

**Correspondence:** None

**CEO Report:** Mr. Gordon reported that he has not yet heard anything more from Dollar General regarding a store in Hollis, but there is a store being planned in Waterboro. He will be in contact with Waterboro regarding their plans. He will also be checking on the limits for impervious paving for the proposed store in Hollis.

Ms. Plummer asked Mr. Gordon about the requirements for fire protection within subdivisions in Hollis, specifically regarding Merrill Farms. Mr. Gordon stated that each residence in the Merrill Farms subdivision will have individual sprinkler systems, instead of a fire pond or tank. He noted that such systems are extremely effective in extinguishing a fire before it spreads; it only takes a couple of gallons of water to lower the temperature, which then shuts off the system. He stated that such individual home systems may add a small cost to the construction, but will result in lower insurance premiums for the homeowner.

If such a system is deemed desirable, the Planning Board could initiate a proposal to change the town's ordinances to make these residential systems a requirement for future developments in Hollis. Commercial buildings are governed by Code, not by Ordinance.

**Old Business:** None

**Public Comment:** None

**Next Meeting:** Selectman David McCubrey reported that the Hollis Board of Selectmen will begin meeting weekly, every Wednesday night, beginning in October. Thus, the Planning Board will have to choose a different night to meet. After discussions tonight and at previous meetings, Ms. Plummer moved to change the regular meeting night to the second and fourth Monday of each month, beginning in October. The motion was seconded by Mr. Kirmes and passed unanimously. There will be no meeting on October 13 due to the Columbus Day Holiday. The next regular meeting of the Planning Board will be on Monday, October 27, at 7:00 PM.

**Adjourn:** The meeting was adjourned at 8:05 PM.

Minutes Submitted by Martha Turner, Secretary  
Approved by Planning Board 10-27-14